

Attachment 4: Revised Build-out Analysis

The following tables show the maximum potential additional residential units, retail uses¹, employment uses, and industrial uses that could be developed in the four segment areas calculated based on different development scenarios. The analysis took into consideration environmental constraints such as floodplains, existing uses, and approved but unbuilt uses (see Attachment 5: Build-out Analysis Methodology for Alternative Scenarios).

Floor area ratios (FARs) are determined based on current development patterns within the County for the specific land use (regional office and light industrial – 0.25 FAR, industrial – 0.20 FAR, and retail – 0.20 FAR). Residential densities are determined based on the maximum allowable density.

Table 1 is based on densities permitted under existing Plan policies for the Suburban Policy Area (See Attachment 5 for a breakdown of the land use mix per Segment). Residential densities for those areas planned for Business uses were based on 16 dwelling units per acre as part of a mixed-use community, per Revised General Plan policy.

Table 1: Estimated Buildout (Current Potential – Scenario 1)

	Residential (dwelling units)	Employment (square feet)	Retail (square feet)	Industrial (square feet)
Segment 1	1,206	1,436,761	443,805	1,782,423
Segment 2	867	2,005,295	1,191,394	0
Segment 3	40	2,113,348	1,534,919	2,672,075
Segment 4	1,310	813,514	184,175	0
Total	3,423	6,368,918	3,354,293	4,454,498

Table 2 is based on densities as recommended by the Planning Commission on May 1, 2006. Residential densities are based on 4 dwelling units per acre for those areas planned Residential, 16 dwelling units as part of a mixed-use community within those areas planned for Business Community outside of the 65 Ldn noise contour, 16 dwelling units per acre outside of the 65 Ldn noise contour within the Village Perimeter Transition Area, and 24 dwelling units per acre outside of the 65 Ldn noise contour adjacent to the lifestyle hub (See Attachment 3: Permitted Densities Map). Residential densities within the Village of Arcola, outside of the 65 Ldn noise contour were evaluated based on second and third story uses (See Attachment 5: Build-out Analysis Methodology for Alternative Scenarios).

¹ Retail uses could be greater for the Arcola Area/Route 50 Draft Policy Build-out as additional retail is permitted beyond the 10% allowable in the land use matrix if certain criteria are met.

Table 2: Estimated Build-out (Arcola Area/Route 50 Draft Policies as Recommended by the Planning Commission on May 1, 2006 – Scenario 2a – 24 dwelling units per acre)

	Residential (dwelling units)	Employment (square feet)	Retail (square feet)	Industrial (square feet)
Segment 1	1,206	1,277,919	824,057*	1,529,243
Segment 2	1,495	1,524,945	833,495	0
Segment 3	4,941	3,256,450	2,001,426*	0
Segment 4	1,310	777,045	213,351*	0
Total	8,952	6,836,359	3,872,329	1,529,243

*Assumed 20% retail uses. Additional retail is permitted beyond the 10% allowable in the land use matrix if certain criteria are met.

Table 3 is similar to Table 2 however, residential densities adjacent to the lifestyle hub were calculated based on 16 dwelling units per acre rather than the recommended 24 dwelling units per acre (See Attachment 5: Build-out Analysis Methodology for Alternative Scenarios).

Table 3: Estimated Build-out (Scenario 2b – 16 dwelling units/acre)

	Residential (dwelling units)	Employment (square feet)	Retail (square feet)	Industrial (square feet)
Segment 1	1,206	1,277,919	824,057*	1,529,243
Segment 2	1,495	1,524,945	833,495	0
Segment 3	3,763	3,256,455	2,001,452*	0
Segment 4	1,310	777,045	213,351*	0
Total	7,774	6,836,364	3,872,355	1,529,243

*Assumed 20% retail uses. Additional retail is permitted beyond the 10% allowable in the land use matrix if certain criteria are met.

Table 4: Estimate of Students

	Scenario 1: Current Potential	Scenario 2a	Scenario 2b
Students*	587	2,312	1,941

*Housing units associated with South Riding, Pinebrook, Amber Springs, and Stone Ridge (ZMAP 1994-0017) were not included in the student calculation (1661 dwelling units).